



COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

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ARCHITECTURAL REVIEW BOARD MEETING MINUTES

REGULAR MEETING

MAY 5, 2005

PRESENT: Fruit, Kennett, Martin, Pyle

ABSENT: Cain,

LATE: None

STAFF: Senior Planner Linder

REGULAR MEETING

Chairman Fruit called the meeting to order at 7:00pm.

DECLARATION OF POSTING OF AGENDA

Senior Planner Linder certified that the meeting's agenda was duly noticed and posted in accordance with Government Code Section 54954.2.

OPPORTUNITY FOR PUBLIC COMMENT

Chairman Fruit opened/closed the public comment period. No public comments were received.

MINUTES:

March 27, 2005

BOARD MEMBERS MARTIN/PYLE MOTIONED TO APPROVE THE MINUTES AS PRESENTED. THE MOTION PASSED BY A VOTE OF 4-0 AS FOLLOWS:

AYES: FRUIT, KENNETT, MARTIN, PYLE

NOES: NONE

ABSTAIN: NONE

ABSENT: CAIN

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April 7, 2005

BOARD MEMBERS MARTIN/PYLE MOTIONED TO APPROVE THE MINUTES AS PRESENTED. THE MOTION PASSED BY A VOTE OF 3-0 AS FOLLOWS:

**AYES: FRUIT, MARTIN, PYLE
NOES: NONE
ABSTAIN: KENNETT
ABSENT: CAIN**

April 21, 2005

BOARD MEMBERS MARTIN/PYLE MOTIONED TO APPROVE THE MINUTES AS PRESENTED. THE MOTION PASSED BY A VOTE OF 4-0 AS FOLLOWS:

**AYES: FRUIT, KENNETT, MARTIN, PYLE
NOES: NONE
ABSTAIN: NONE
ABSENT: CAIN**

SUBCOMMITTEE

1. Cochrane-Denny's
2. Shafer-Bamdad

THE BOARD HAD NO COMMENTS ON THE SUBCOMMITTEE ITEMS.

PLAN DETAIL

1. In-N-Out Burger Sign Program/Landscape Plan

PURSUANT TO THE APPLICANT'S REQUEST FOR CONTINUANCE, BOARD MEMBERS MARTIN/KENNETT MOTION TO CONTINUE THE ITEM TO THE MAY 19 MEETING. THE MOTION PASSED BY A VOTE OF 4-0 AS FOLLOWS:

**AYES: FRUIT, KENNETT, MARTIN, PYLE
NOES: NONE
ABSTAIN: NONE
ABSENT: CAIN**

OLD BUSINESS

1. **SITE REVIEW, SR-05-04: COCHRANE-IN-N-OUT/DENNY'S:** A request for site, architectural and landscape plan approval for the construction of a 5,159-sf sit down restaurant (Denny's) on an approximate one acre site. The site is located in the Tharaldson Planned Unit Development at the northwest quadrant of Cochrane Rd and Hwy 101. (APN 726-33-023)

BOARD MEMBERS MARTIN/KENNETT MOTIONED TO APPROVE RESOLUTION NO. 05-008 SUBJECT TO THE FOLLOWING MODIFICATIONS:

1. Other Condition 2a shall be eliminated.
2. Add condition requiring the vines to be of a heat tolerant variety.
3. Other Condition 3 shall be revised to require that the building elevations be revised to be consistent with the Board modified plans dated May 5 on file with the Planning Division.

THE MOTION PASSED BY A VOTE OF 4-0 AS FOLLOWS:

AYES: FRUIT, KENNETT, MARTIN, PYLE
NOES: NONE
ABSTAIN: NONE
ABSENT: CAIN

NEW BUSINESS

2. **SITE REVIEW, SR-04-17: HILL-GERA:** A request for site, architectural, and landscape approval for a nine (9) unit single family residential subdivision in an RE-40,000 RPD zoning district. (APNs 728-08-014 and 728-08-015).

BOARD MEMBERS FRUIT/KENNETT MOTIONED TO CONTINUE THE APPLICATION TO THE JUNE 2 AGENDA REQUESTING THAT THE APPLICANT ADDRESS THE STAFF COMMENTS AND REVISE THE PLANS TO ADDRESS THE FOLLOWING ITEMS:

1. Provide details and call outs for all architectural features.
2. Provide more authentic architectural styles.
3. Provide better proportions.
4. Provide more balance and symmetry with the gable sizes and locations.
5. The window widths and locations should match the building height.
6. The grading plan shall be redesigned to minimize the amount of the grading and minimize the pad heights.
7. On site drainage should tie to the City storm drain system.

THE MOTION PASSED BY A VOTE OF 4-0 AS FOLLOWS:

AYES: FRUIT, KENNETT, MARTIN, PYLE
NOES: NONE
ABSTAIN: NONE
ABSENT: CAIN

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ANNOUNCEMENTS:

Notification of pending expiration of terms of office for three board positions. Board will be advised of Council interview date.

Board requested early involvement in the design of the library.

ADJOURNMENT: Chairman Fruit adjourned the meeting at 8:40 p.m.

MINUTES PREPARED BY:

TERRY LINDER

Meeting Coordinator